



SAN DIEGO RURAL FIRE PROTECTION DISTRICT

June 15, 2006

County of San Diego
Department of Planning and Land Use
5201 Ruffin Road, Suite B
San Diego, CA 92123-1666

Re: TM Otay Mesa Business Park APN# 648-070-21

Dear Planner,

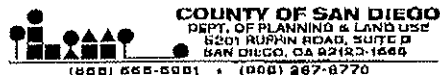
The following are requirements for the above referenced project.

1. All roads associated with this proposed project shall be constructed to current County Road Standards and improved with AC.
2. Proposed roads within this project shall be named with the proper signage being installed at intersections to the satisfaction of the Fire District and DPW.
3. A 100' hazard reduction zone shall be implemented around all proposed structures. Further a 10' fuel reduction zone shall be developed on both sides of any road or driveway.
4. Hydrants shall be installed every 350' and be capable of delivering 2500 GPM with a 20 psi residual.
5. At signalized intersection the developer shall install pre-emptive traffic devices (Opticom).
6. The developer shall produce a Fire Prevention Plan consistent with Article 86 of the California Fire Code, for Fire District review and approval.

Please call me directly with any questions that you may have.

Sincerely,

David Nissen
Battalion Chief



PROJECT FACILITY AVAILABILITY FORM

FIRE

Please type or use pen

OTAY BUSINESS PARK (RICARDO JINICH) 858.535.9000

Owner's Name Phone

4225 EXECUTIVE SQUARE, SUITE 920

Owner's Mailing Address Street

LA JOLLA, CA 92037

City State Zip

ORG _____

ACCT _____

ACT _____

TASK _____

DATE _____

AMT \$ _____

DISTRICT CASHIER'S USE ONLY

F

SECTION 1. PROJECT DESCRIPTION

TO BE COMPLETED BY APPLICANT

- A. ☒ Major Subdivision (TM) ☐ Specific Plan or Specific Plan Amendment
☐ Minor Subdivision (TPM) ☐ Certificate of Compliance: _____
☐ Boundary Adjustment
☐ Rezone (Reclassification) from _____ to _____ zone.
☐ Major Use Permit (MUP), purpose: _____
☐ Time Extension ... Case No. _____
☐ Expired Map ... Case No. _____
☐ Other _____

- B. ☐ Residential Total number of dwelling units _____
☒ Commercial Gross floor area 1,907,100 SF
☐ Industrial Gross floor area _____
☐ Other Gross floor area _____

- C. Total Project acreage _____ Total lots _____ Smallest proposed lot _____

Assessor's Parcel Number(s)

(Add extra if necessary)

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| 6 | 4 | 8 | 0 | 7 | 0 | 2 | 1 |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |

Thomas Bros. Page 1352 Grid C-3
SEC OF FUTURE INTERSECTION

Project address AIRWAY ROAD AND ALTA ROAD

OTAY MESA SUBAREA 2 92154
Community Planning Area/Subregion Zip

OWNER/APPLICANT AGREES TO COMPLETE ALL CONDITIONS REQUIRED BY THE DISTRICT.

Applicant's Signature: [Signature] Date: 4-27-06

Address: 4225 EXECUTIVE SQUARE, SUITE 920 Phone: 858.535.9000

(On completion of above, present to the district that provides fire protection to complete Sections 2 and 3 below.)

SECTION 2. FACILITY AVAILABILITY

TO BE COMPLETED BY DISTRICT

District name: San Diego Rural Fire Protection DistrictIndicate the location and distance of the primary fire station that will serve the proposed project: Station 65 Rom

- A. ☒ Project is in the District and eligible for service.
☐ Project is not in the District but is within its Sphere of Influence boundary, owner must apply for annexation.
☐ Project is not in the District and not within its Sphere of Influence boundary.
☐ Project is not located entirely within the District and a potential boundary issue exists with the _____ District.
- B. ☒ Based on the capacity and capability of the District's existing and planned facilities, fire protection facilities are currently adequate or will be adequate to serve the proposed project. The expected emergency travel time to the proposed project is 5 minutes.
☐ Fire protection facilities are not expected to be adequate to serve the proposed development within the next five years.
- C. ☒ District conditions are attached. Number of sheets attached: _____
☐ District will submit conditions at a later date.

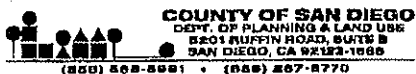
SECTION 3. FUELBREAK REQUIREMENTS

Note: The fuelbreak requirements prescribed by the fire district for the proposed project do not authorize any clearing prior to project approval by the Department of Planning and Land Use.

- ☒ Within the proposed project 100 feet of clearing will be required around all structures.
☒ The proposed project is located in a hazardous wildland fire area, and additional fuelbreak requirements may apply. Environmental mitigation requirements should be coordinated with the fire district to ensure that these requirements will not pose fire hazards.

This Project Facility Availability Form is valid until final discretionary action is taken pursuant to the application for the proposed project or until it is withdrawn, unless a shorter expiration date is otherwise noted.

Authorized signature: [Signature]Print name and title: DAVID NISSEN B.C.Phone: 619-669-1188Date: 6/15/06On completion of Sections 2 and 3 by the District, applicant is to submit this form with application to:
Zoning Counter, Department of Planning and Land Use, 5201 Ruffin Road, Suite B, San Diego, CA 92123



PROJECT FACILITY AVAILABILITY FORM

SEWER

Please type or use pen

OTAY BUSINESS PARK (RICARDO JINICH) 858.535.9000

Owner's Name Phone

4225 EXECUTIVE SQUARE, SUITE 920

Owner's Mailing Address Street

LA JOLLA, CA 92037

City State Zip

ORG _____

ACCT _____

ACT _____

TASK _____

DATE _____

AMT \$ _____

DISTRICT CASHIER'S USE ONLY



SECTION 1. PROJECT DESCRIPTION

TO BE COMPLETED BY APPLICANT

- A. ☒ Major Subdivision (TM) ☐ Certificate of Compliance: _____
☐ Minor Subdivision (TPM) ☐ Boundary Adjustment
☐ Specific Plan or Specific Plan Amendment
☐ Rezone (Reclassification) from _____ to _____ zone
☐ Major Use Permit (MUP), purpose: _____
☐ Time Extension ... Case No. _____
☐ Expired Map ... Case No. _____
☐ Other _____

- B. ☐ Residential Total number of dwelling units _____
☒ Commercial Gross floor area _____
☐ Industrial Gross floor area _____
☐ Other Gross floor area _____

C. Total Project acreage APPX. 160 Total number of lots 61

- D. Is the project proposing its own wastewater treatment plant? ☐ Yes ☐ No
Is the project proposing the use of reclaimed water? ☐ Yes ☐ No

Owner/Applicant agrees to pay all necessary construction costs and dedicate all district required easements to extend service to the project.
OWNER/APPLICANT MUST COMPLETE ALL CONDITIONS REQUIRED BY THE DISTRICT.

Applicant's Signature: _____ Date: 4.27.06

Address: 4225 EXECUTIVE SQUARE, SUITE 920 Phone: 858.535.9000

(On completion of above, present to the sewer district to establish facility availability. Section 2 below.)

Assessor's Parcel Number(s)
(Add extra if necessary)

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| 6 | 4 | 8 | 0 | 7 | 0 | 2 | 1 |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |

Thomas Bros. Page 1352 Grid C-3
SEC OF FUTURE INTERSECTIONProject address AIRWAY ROAD AND ALTA ROAD
StreetOTAY MESA SUBAREA 2 92154
Community Planning Area/Subregion Zip

SECTION 2. FACILITY AVAILABILITY

TO BE COMPLETED BY DISTRICT

District name EAST OTAY MESA Service area _____

- A. ☒ Project is in the district.
☐ Project is not in the district but is within its Sphere of Influence boundary, owner must apply for annexation.
☐ Project is not in the district and is not within its Sphere of Influence boundary.
☐ The project is not located entirely within the district and a potential boundary issue exists with the _____ District.

- B. ☒ Facilities to serve the project ARE ☐ ARE NOT reasonably expected to be available within the next 5 years based on the capital facility plans of the district. Explain in space below or on attached. Number of sheets attached: SEE ATTACHED
☐ Project will not be served for the following reason(s): _____

- C. ☐ District conditions are attached. Number of sheets attached: _____
☐ District has specific water reclamation conditions which are attached. Number of sheets attached: _____
☒ District will submit conditions at a later date.

- D. ☒ How far will the pipeline(s) have to be extended to serve the project? AS REQUIRED

This Project Facility Availability Form is valid until final discretionary action is taken pursuant to the application for the proposed project or until it is withdrawn, unless a shorter expiration date is otherwise noted.

Authorized signature: _____ Print name: DANIEL S. BROGAARD

Print title: OPW UNIT MANAGER Phone: 858-674-2719 Date: 5/12/06

NOTE: THIS DOCUMENT IS NOT A COMMITMENT OF FACILITIES OR SERVICE BY THE DISTRICT. On completion of Section 2 by the district, applicant is to submit this form with application to the Zoning Counter at the Department of Planning and Land Use, 5201 Ruffin Road, Suite B, San Diego, CA 92123.



County of San Diego

DEPARTMENT OF PUBLIC WORKS

JOHN L. SNYDER
DIRECTOR

5555 OVERLAND AVE, SUITE 2188
SAN DIEGO, CALIFORNIA 92123-1295
(858) 694-2212 FAX: (858) 268-0461
Web Site: sdcdpw.org

OTAY BUSINESS PARK (APN 648-070-21)
PROJECT FACILITY AVAILABILITY FORM

May 12, 2006

Section 2.B Facility Availability

Facilities to serve the project are reasonably expected to be available subject to the following conditions:

- Public sewer main extension will be required to provide sewer service for the project
- Sewer extension will be the responsibility of the project proponent per the East Otay Mesa Sewer Master Plan



PROJECT FACILITY AVAILABILITY FORM

WATER

Please type or use pen



OTAY BUSINESS PARK (RICARDO JINICH) 858.535.9000

Owner's Name Phone

4225 EXECUTIVE SQUARE, SUITE 920

Owner's Mailing Address Street

LA JOLLA, CA 92037

City State Zip

ORG _____

ACCT _____

ACT _____

TASK _____

DATE _____ AMT \$ _____

DISTRICT CASHIER'S USE ONLY

SECTION 1. PROJECT DESCRIPTION

TO BE COMPLETED BY APPLICANT

- A. ☒ Major Subdivision (TM) ☐ Specific Plan or Specific Plan Amendment
☐ Minor Subdivision (TPM) ☐ Certificate of Compliance: _____
☐ Boundary Adjustment
☐ Rezone (Reclassification) from _____ to _____ zone.
☐ Major Use Permit (MUP), purpose: _____
☐ Time Extension ... Case No. _____
☐ Expired Map ... Case No. _____
☐ Other _____

- B. ☐ Residential Total number of dwelling units _____
☒ Commercial Gross floor area 1,907,100 SF
☐ Industrial Gross floor area _____
☐ Other Gross floor area _____

C. Total Project acreage 2.160 Total number of lots 61

- D. Is the project proposing the use of groundwater? ☐ Yes ☐ No
 Is the project proposing the use of reclaimed water? ☐ Yes ☐ No

Owner/Applicant agrees to pay all necessary construction costs, dedicate all district required easements to extend service to the project and
 COMPLETE ALL CONDITIONS REQUIRED BY THE DISTRICT.

Applicant's Signature: _____ Date: 4.27.06

Address: 4225 EXECUTIVE SQUARE, SUITE 920 Phone: 858.535.9000

(On completion of above, present to the water district to establish facility availability. Section 2 below.)

Assessor's Parcel Number(s)

(Add extra if necessary)

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| 6 | 4 | 8 | 0 | 7 | 0 | 2 | 1 |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |

Thomas Bros. Page 1352 Grid C-3
 SEC OF FUTURE INTERSECTION

Project address AIRWAY ROAD AND ALTA ROAD
 Street

OTAY MESA SUBAREA 2 92154
 Community Planning Area/Subregion Zip

SECTION 2. FACILITY AVAILABILITY

TO BE COMPLETED BY DISTRICT

District name Otay Water District Service area 1D-7

- A. ☒ Project is in the district.
☐ Project is not in the district but is within its Sphere of Influence boundary. owner must apply for annexation.
☐ Project is not in the district and is not within its Sphere of Influence boundary.
☐ The project is not located entirely within the district and a potential boundary issue exists with the _____ District.
 B. ☒ Facilities to serve the project ☒ ARE ☐ ARE NOT reasonably expected to be available within the next 5 years based on the
 capital facility plans of the district. Explain in space below or on attached _____. (Number of sheets)
☐ Project will not be served for the following reason(s): _____

- C. ☐ District conditions are attached. Number of sheets attached: _____
☐ District has specific water reclamation conditions which are attached. Number of sheets attached: _____
☒ District will submit conditions at a later date.

D. ☐ How far will the pipeline(s) have to be extended to serve the project? _____

This Project Facility Availability Form is valid until final discretionary action is taken pursuant to the application for the proposed
 project or until it is withdrawn, unless a shorter expiration date is otherwise noted.

Authorized signature: David T. Chanler Print name: David

Print title: Public Services Manager Phone: 619-670-2241 Date: 5/18/06

NOTE: THIS DOCUMENT IS NOT A COMMITMENT OF SERVICE OR FACILITIES BY THE DISTRICT.

On completion of Section 2 by the district, applicant is to submit this form with application to
 the Zoning Counter at the Department of Planning and Land Use, 5201 Ruffin Road, Suite B, San Diego, CA 92123.



San Diego County Sheriff's Department

Post Office Box 939062 • San Diego, California 92193-9062



William B. Kolender, Sheriff

William D. Gore, Undersheriff

July 1, 2008

Jeramey Harding
T&B Planning
8885 Rio San Diego Drive, Suite 227
San Diego, CA 92108

SUBJECT: OTAY BUSINESS PARK

Dear Mr. Harding:

In response to your request for comment on the impact of this project on law enforcement services, the San Diego County Sheriff is providing the following information on law enforcement staffing and facility needs for the East Otay Mesa area.

Summary of Facility and Law Enforcement Needs:

- **Staffing:** A recent analysis indicates that an additional 11 patrol deputies will be needed to provide law enforcement services to the projected commercial, industrial and residential development within the East Otay Mesa Specific Plan and around the new U.S. Port of Entry. Please note that staffing recommendations are for sworn field personnel only, not for total staffing that may be required. Because this is a future facility, funding for staffing and operations will be identified within the Sheriff's budget as the need arises.
- **Long-Term Facility:** A new substation of approximately 6,000 square feet on 1.5 acres is needed to meet the future law enforcement facility needs in the East Otay Mesa area. The Department's preferred location is adjacent to the proposed Fire Station in the East Otay Mesa Specific Plan Area, in close proximity to the future extension of SR-11. The Department is presently in discussions with the County's Department of Planning and Land Use and County Counsel on the appropriate funding mechanism for this future substation.
- **Interim Facility:** While a new substation is planned to meet long-term needs in Otay Mesa, short-term needs will most likely be met with an interim facility (e.g., a modular or trailer unit that can be installed at the site of the future substation).

Background Information

The San Diego County Sheriff's Department provides law enforcement to the East Otay Mesa community out of the Imperial Beach Station. This Station is located at 845 Imperial Beach Blvd., and serves the City of Imperial Beach and the surrounding unincorporated areas of Lincoln Acres, Bonita, Otay Lakes, and Proctor Valley. The department also has storefront offices at 4375 Bonita Road and Seacoast Drive/Elder Avenue.

The Otay Business Park project site is located within Sheriff's Beat Number 726. Presently, there are two deputy positions on each shift that are assigned to patrol the unincorporated Imperial Beach service area, which is disjointed and encompasses a geographic area from Bonita to the international border.

Staffing at the Imperial Beach Station consists of 44 sworn personnel and 10 professional staff. The station is equipped with approximately 45 County vehicles, including 26 marked patrol cars.

Development of land for residential, commercial, industrial or recreational use negatively impacts the delivery of law enforcement services. Additional resources commensurate with changes in land use or increases in population must be added to maintain adequate service levels. The Department's Crime Analysis Unit and Facilities & Special Projects Division recently prepared a facility needs assessment and staffing projection for the Otay Mesa region in anticipation of increasing development activity. A summary of that effort is attached (Attachment A). The results of that study indicate the need to add 11 patrol deputies in order to meet the Department's standard of one (1) patrol position per 10,000 residents. One position equates to 5.24 deputies, when the relief factor and 24/7 coverage are considered.

Your letter indicates that you are aware of the County's recent internal discussions regarding the provision of law enforcement services in East Otay Mesa and conformance with the EOM Specific Plan and General Plan requirements. While a location for a new facility has yet to be determined, the Department has indicated that a new substation of approximately 6,000 square feet on 1.5 acres would meet the future law enforcement facility needs in this area. The Department's preferred location would be adjacent to the proposed Fire Station in East Otay Mesa, in close proximity to the future extension of SR-11. The Department is presently in discussions with the Department of Planning and Land Use and County Counsel on the appropriate funding mechanism for this future substation.

While a new substation is the preferred facility solution for the long term needs in Otay Mesa, there is still the question of the Department's ability to provide adequate service in the near term. Some measures which the applicant should consider incorporating into the EIR's mitigation plan include: the provision of private security for the industrial business park, especially for the duration of construction when criminal activity tends to be higher; participation in the funding of a temporary field office (e.g., a modular or trailer) that can

Otay Business Park

July 1, 2008

Page 3

be installed at the site of the future substation until a permanent facility can be built and staffed; incorporating Crime Prevention Through Environmental Design principles, as outlined in Attachment B.

Thank you again for your inquiry and your consideration of the Department's needs. We look forward to further discussions about our goals and your client's project as the development proposal moves forward through the entitlement process. If I can be of further assistance to you, please contact me at (858) 974-2237.

Sincerely,

WILLIAM B. KOLENDER, SHERIFF

A handwritten signature in cursive script, appearing to read "J Mays".

Jody Mays, Sheriff's Project Manager
Management Services Bureau

JLM: jlm

cc: Ed Prendergast, Commander
Lisa Miller, Captain - Imperial Beach Station
Brian Sampson, Support Services Director
Kurtis Smith, Crime Analysis Manager
Brian Baca, Department of Planning & Land Use
Rosemary Rowan, Department of Planning & Land Use
Megan Jones, Land Use & Environmental Group

**COUNTY OF SAN DIEGO****INTER-DEPARTMENTAL CORRESPONDENCE**

May 22, 2008

TO: Jody Mays, Project Manager
Management Services Bureau

FROM: Kurt Smith, Crime Analysis Manager
Crime Analysis Unit

VIA: Chain of Command

FIELD STAFFING PROJECTIONS: VILLAGE 13 AND FUTURE PORT OF ENTRY

Two significant developments in the Otay Mesa area will create a demand for additional field staffing in the areas currently served by the Sheriff's Department. These projects are *Village 13* adjacent to Chula Vista and a new *U.S. Port of Entry* and commercial development east of the current Otay Port of Entry location. To project field staffing needs for these areas, a "Demand Population" methodology was applied using available data and information. The results indicate a need for six patrol deputies for Village 13 and 11 patrol deputies for the South Otay area encompassing the new Port of Entry.

Demand Population is the projected apparent population served by law enforcement operations. This varies from residential population by weighting known factors with available crime and/or call data from a similarly served area to determine how that population will demand service from law enforcement. Demand Population is then compared to the field staffing standard of one position per 10,000 residents. A final staffing recommendation comes from applying the Department's relief factor of 5.24 to deploy field personnel 24 hours a day, seven days a week.

Village 13 is a planned residential neighborhood with shopping, business and school facilities. This development will be located on Otay Lakes Road adjacent to, and east from, Chula Vista where similar developments exist. There are 1938 housing units planned for Village 13. Chula Vista Police Department experiences 1.38 calls for service per housing unit in their adjacent, similarly developed patrol area. At that rate, 2674 calls for service will likely occur from residents. Weighting this for the mixed-use development that is similar to the 4S Ranch, and intending to model the service provided to that community, calls for service and population calculations yield a Demand Population of 10,400 for Village 13. At the field staffing standard and relief factor, this population will employ the time of six patrol deputies.

The new U.S. Port of Entry will be surrounded by commercial development and activity that is similar to the current Otay Port of Entry served by the San Diego Police Department. Crime data

Jody Mays
Page 2
May 22, 2008

for this area in the first quarter of 2008 indicates there will be 236 Part 1 index crimes this year. Applying the San Diego crime rate of 38.4 Part 1 crimes per 1000 population, a rate that is consistent with South Bay communities, yields a Demand Population of 6,145. Coupled with the Otay Planning Area projected residential population in 2020, the total population served by the Sheriff's Department will demand service at a rate similar to 19,002 people. With the staffing standard and relief factor, this population will employ the time of 11 patrol deputies.

Please note that staffing recommendations are for sworn field personnel only, not for total staffing that may be required.

Please contact me with any questions or additional requests.

WILLIAM B. KOLENDER, SHERIFF

Kurt Smith, Crime Analysis Manager
Crime Analysis Unit

ATTACHMENT B

Crime Prevention Through Environmental Design

GENERAL GUIDELINES

- Eliminate places of concealment (structures, plantings, or other landscape features greater than 30 inches in height) within ten feet of walkways.
- Luminaries shall have vandal resistant fixtures, if accessible, or be not less than eight (8) feet in height from ground level.
- Activation of exterior lighting shall be either by a photocell or a time clock with battery back-up.
- Eliminate all means of gaining unauthorized access to building roofs (standpipes, ladders, fences, landscaping, etc.).
- All secondary exits shall be solid core doors featuring hinge-pin removable deterrence. Secondary exit doors shall have latch guards at least 12 inches in length protecting the locking bolt area. Latch guards shall be of minimum 0.125 inch thick steel, affixed to the exterior of the door with non-removable bolts, and attached so as to cover the gap between the door and the doorjamb for a minimum of six (6) inches both above and below the area of the latch.
- Double entry doors should be fitted with 3-point locking hardware, with push-bars, as consistent with Fire Department requirements.
- Design public amenities to discourage misuse. For example, shape benches to be comfortable for sitting, but not for sleeping.
- Avoid design features that can be easily vandalized. Avoid blank facades at street level. Use color and texture to variegate walls. Use vines, thorny plants along walls and fences to make access more difficult and prevent graffiti. Exterior wall surfaces adjacent to public rights-of-way must be graffiti resistant: keystone construction, variegated split-face block, planted with vines or overhanging
- Growth, protected by a minimum three feet wide hedge of security plants or similar, or some combination of the foregoing.
- Discourage unauthorized use of exterior architectural elements, such as planters and retaining walls, by constructing low landscape items with steeply angled caps and tops. Do not construct seats, rails or other landscape structures with greater than 36 inches of unbroken longitudinal elements.
- The project should include standard street design measures to ensure that adequate sight distances at the driveway intersections are provided for safe turning movements of safety vehicles.

- The proposed roadway design measures must serve to reduce traffic safety-related accidents along realigned roadways. This, in turn, will reduce response times to the project area. Exit driveways shall be posted *Right Turn Only*.
- Any freestanding or monument signs shall be situated so as not to obstruct exiting vehicles.
- Landscaping shall be of the type and situated in locations so as to maximize observation, while providing the desired degree of aesthetics. Minimize the use of plantings with foliage or screening between 30 inches and 8 feet above grade.
- Darkness, together with unfamiliar surroundings, can incite strong feelings of insecurity. To provide a sense of security, possible hiding places and dense shadows must be minimized by the placement of appropriate lighting fixtures. Walkway lights should have enough peripheral distribution to illuminate the immediate surroundings. Vertical light distribution over a walkway should overlap at a height of at least seven feet (2 meters) so that visual recognition of other pedestrians is maintained. A luminaire spacing, height, and distribution pattern should be specified that avoids foliage shadows. Consideration should be given to height, spread, and density of mature specimens. Placement should provide vertical surface illumination and uniformity over the lighted area. Lower mounting heights and closer spacing between fixtures can create a more uniform distribution, and the pedestrian's sense of security is promoted by the uniformity of the light.
- Strive for gradual transitions to avoid high contrast effects, "hot spots", and dark areas.
- Locate service entrances so they can be easily seen by random patrol. Locate so that selective access is provided and the location does not offer unauthorized entry.